

CURRY LAND SURVEYING

Douglas R. Curry
Registered Land Surveyor

621 N. College Ave.

(812) 332-9037

Bloomington, IN 47404

SURVEYOR'S REPORT
Job #060194

This report is prepared for Emelinda Perez. Ms. Perez requested this survey because she did not agree with a previous survey done by her neighbor to the north. This report will explain the survey in more detail with emphasis on the following categories:

- A. availability and condition of reference monuments;
- B. occupation or possession lines;
- C. clarity or ambiguity of the record description and/or adjoiners' descriptions; and
- D. the theoretical uncertainty of the measurements.

A. Monuments used to determine the boundary for the project are described as follows:

An iron pipe found at the NE corner of Lot 122, Barclay Gardens. Said pipe also being the SE corner of Harris Subdivision.

Iron pipes and an iron rod found at south lot corners of Harris subdivision. These pipes are also on the north line of Lot 122.

An iron pipe found on the north line of Lot 121. This pipe was found to be 0.45 feet longer than deed in a N-S direction. Its position in an E-W direction to the east line of Barclay Gardens is 1.67 feet long.

Two rebars set by Kevin Potter (RLS #S0487) on the north line Lot 45, Huntington Park were used to establish the SE corner of Lot 113, Barclay Gardens. This was done because the north line of Miller Drive in Barclay Gardens and Huntington Park are equal in the N-S direction. In B.G., Miller Drive is 30 feet wide. In H.P., Miller Drive is 40 feet wide. The extra 10 feet is used on the south side of Miller Dr. in H.P.

A railroad spike on the centerline of Miller Drive in Huntington Park was set by Lee Utt. This measures 20.6 feet south of the line determined by K. Potter. Thus a relative positioning error of 0.6 foot exists.

From this information, the east line of Barclay Gardens was established by using the point at the SE corner of Lot 113 and the iron pipe at the NE corner of Lot 122. This overall distance was 3 feet short of the plat dimension of 765.00 feet. Therefore, the proration of 762/765 gives the lots a distance of 76.2 feet in the N-S direction. The plat states 76.5 feet. NOTE: the significant figure is 0.5 foot and the distance of 76.2 feet is within this range.

The remaining perimeter of Lots 113-122 was determined by going plat dimensions in the E-W direction. The E-W bearings were determined by using the pipes found on the north line of Lot 122, and property corners found south of Miller Drive.

Also, when placing the new property corners for Perez a bent iron pipe was discovered 0.25 foot south of the SE corner of Lot 116.

Using the railroad spike found in the centerline of Miller Drive as a basis for N-S distances, gives results that are within +/- 0.20 foot of the results mentioned above. Therefore, in a north to south direction the relative position of the monuments is +/- 0.20 foot.

B. & C.

Three boundary markers were found along the south line of Lot 118. These three markers are in a straight line but are south of the Lot 118 line as determined on this survey. The marker at the west end is 3.16 feet too far south and the marker at the east end of the line is 3.84 feet too far south. Thus, this line is encroaching on the Perez property.

On most E-W lines in Barclay Gardens, fences exist. These fences exist within +/- 1.0 foot of the property corners established on this survey by using the property monuments found as stated above. The fences were not used to establish lines.

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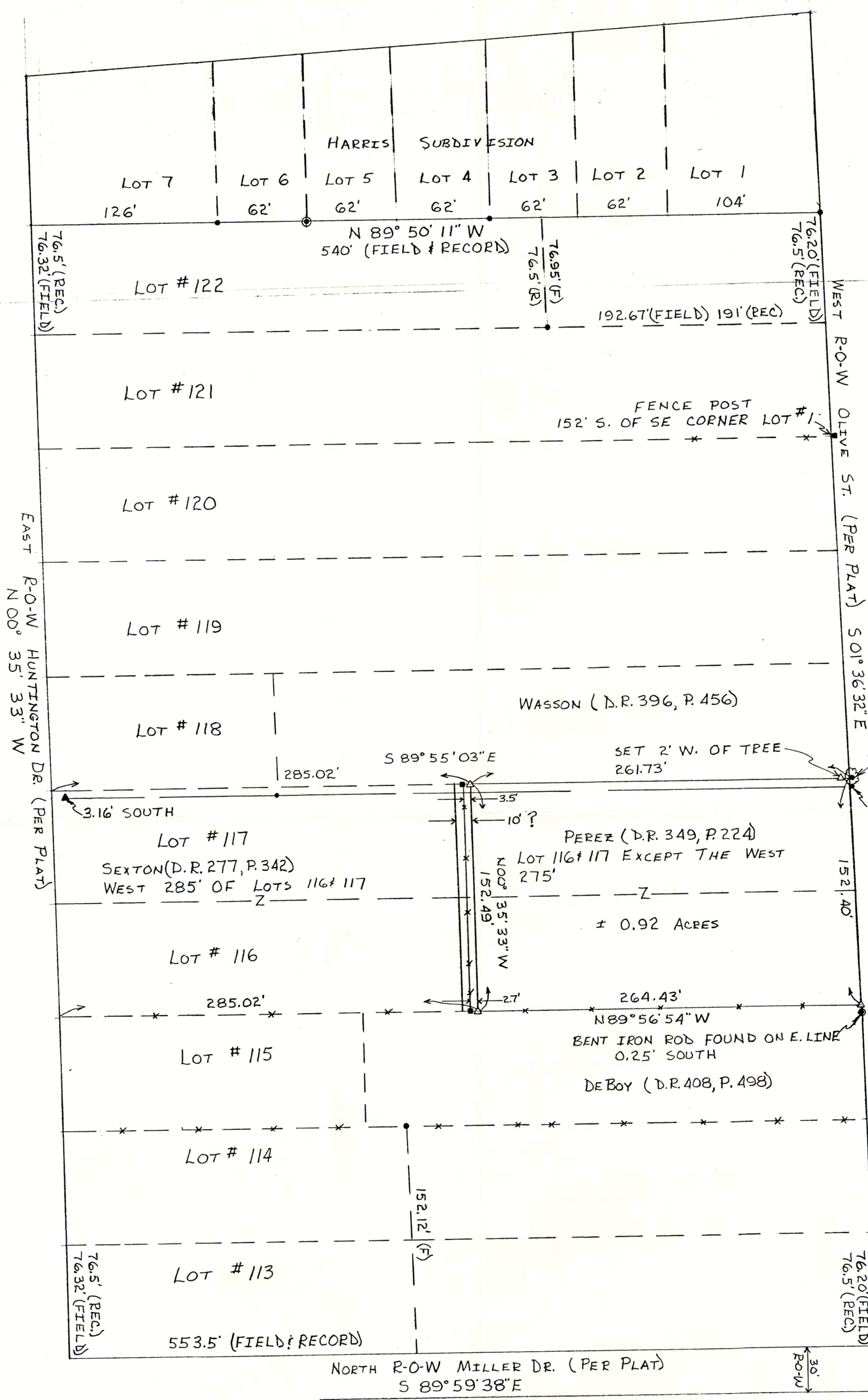
A problem exists between the Perez deed and the Sexton deed. The Sexton deed states they own the west 285 feet of Lots 116 and 117. The Perez deed states that the Sextons should only own the west 275 feet of said lots. Thus, a 10 foot overlap exists by deed descriptions. A title search by an abstract company may solve this problem by determining senior versus junior rights. In other words, which came first, the 275 feet or the 285 feet.

D.

Care was taken on this survey to meet the classification of a Class B survey. Therefore, all monuments set should be found within the +/- 0.25 foot tolerance of a Class B survey. Source: Title 865 IAC 1.1-12-7.

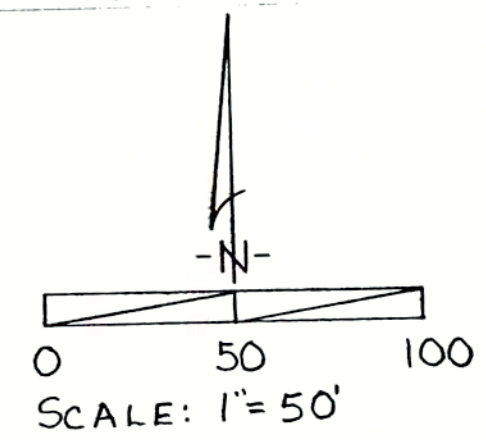
Douglas R. Curry June 9, 1994

Douglas R. Curry
Indiana L.S. #890006



PART OF BARCLAY GARDENS
PLAT CABINET "B" ENVELOPE 38,
OFFICE OF THE RECORDER,
MONROE COUNTY, INDIANA,
CITY OF BLOOMINGTON.

OWNER: THOMAS & NITOCRIS PEREZ
SOURCE: D.R. 349, P. 224
JOB # 060194



- IRON PIPE FOUND
- IRON ROD FOUND
- CORNER POST
- ✕ FENCE
- ▲ REBAR FOUND
- △ REBAR SET
- ✕ RAILROAD SPIKE



SUBJECT TO ALL EASEMENTS
& RIGHTS-OF-WAY.

Douglas R. Curry Jan 9, 1994
DOUGLAS R. CURRY (INDIANA L.S.
#890006)

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FROM SURVEY BY
KEVIN POTTER RLS #50487
131.89'
89° 08' 49" HUNTINGTON PARK
LOT # 45

30' R.O.W. 40' MILLER DR.